

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1802.1.C.1 to permit side yard set-backs of 7 feet instead of the required 10 foot

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The hardship and practical difficulty is that the property has been in my family for many years and all the other houses in the neighborhood have 7 foot wide yard set-backs.
2. It is not practical to construct a house narrow enough to conform to a 10 foot set back.
3. To allow the same sideyard set-back of 7' that was required in all existing neighborhood buildings would enable the owner to build a house of equal size and area and conforming with the existing neighborhood. I, or we, agree to pay expenses of above variance advertising, posting, etc. upon filing of this petition, and further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____

Address _____
City and State _____

MARIAN SODERSTROM
(Type or Print Name)
Signature _____

Attorney for Petitioner: _____
(Type or Print Name)
Address _____
City and State _____

ERNEST W. SODERSTROM
(Type or Print Name)
Address _____
City and State _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
123 Munsey Building, 102 W. Pennsylvania Avenue, Suite 200, Towson 21204
ERNEST W. SODERSTROM
Address _____
City and State _____

Address _____
City and State _____

Attorney's Telephone No.: 837-4222
Address _____
City and State _____

Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 28th day of April, 1981, at 9:30 o'clock A.M.

Signature _____
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Harry Goldman, Jr., Esquire
1123 Munsey Building
Baltimore, Maryland 21202
and
Lee Stuart Thomson, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

RE: Item No. 149
Petitioner - Ernest W. Soderstrom, et ux
Variance Petition

Dear Sirs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Signature _____
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY L. PISTEL, P.E.
DIRECTOR

March 12, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #149 (1980-1981)
Property Owner: Ernest W. & Marian Soderstrom
N/S Pennsylvania Avenue 250' W. of Baltimore Street
Acres: 40 X 125 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pennsylvania Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the present 50-foot right-of-way, shown on the "Revised Plat of Rosemont", (recorded W.P.C. 7, Folio 100), of which this property comprises lots 46 and 47 of Block "R".

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Pennsylvania Avenue.

Fire hydrants are located at the intersections of Alabama and Baltimore Avenues, and Michigan and Washington Avenues.

Very truly yours,

Signature _____
BUREAU OF PUBLIC SERVICES

RAM:EAM:FWR:ss

cc: Jack Wimbley, William Munchel



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

April 3, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149, Zoning Advisory Committee Meeting, February 24, 1981, are as follows:

Property Owner: Ernest W. and Marian Soderstrom
Location: N/S Pennsylvania Avenue 250' W. of Baltimore Street
Acres: 40 X 125
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

Signature _____
John L. Wimbley
Planner III
Current Planning and Development



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(410) 494-3540

STEPHEN E. COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of February 24, 1981, this department has no comment on Items #149, #150, #151, #152 and #154.

Very truly yours,

Signature _____
Michael S. Flanigan
Engineer Associate II

MSF/bza



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

RONALD J. ROSS, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 27, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149, Zoning Advisory Committee Meeting of February 24, 1981, are as follows:

Property Owner: Ernest W. & Marian Soderstrom
Location: N/S Pennsylvania Avenue 250' W. of Baltimore Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side yard setbacks of 7' in lieu of the required 10'.
Acres: 40 X 125
District: 13th

Metropolitan water and sewer are available. Connection to metropolitan sewer is subject to the Patapsco sewer allocation schedule.

Very truly yours,

Signature _____
Jim J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
CHIEF

March 6, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ernest W. & Marian Soderstrom

Location: N/S Pennsylvania Avenue 250' West of Baltimore Street

Item No.: 149 Zoning Agenda Meeting of Feb. 24, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/ml

ORDER RECEIVED FOR FILING

DATE May 13, 1981
BY [Signature]
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the granting of the variance requested would be in strict harmony with the spirit and intent of Section 304 and would not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of May, 1981, that the herein Petition for Variance to permit side yard setbacks of seven feet in lieu of the required ten feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Jommari Date: March 6, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee
Meeting of February 24, 1981

ITEM NO. 119 Standard Comment
ITEM NO. 150 Standard Comment
ITEM NO. 151 See Comment
ITEM NO. 152 See Comment
ITEM NO. 153 No Comment
ITEM NO. 154 See Comments

[Signature]
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 23, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 24, 1981

RE: Item No: 149, 150, 151, 152, 153, 154
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WCP/bp

PETITION FOR VARIANCE

13th District

ZONING: Petition for Variance for side yard setbacks
LOCATION: North side of Pennsylvania Avenue, 250 feet West of Baltimore Street
DATE & TIME: Tuesday, April 28, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 7 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - side yard setbacks

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Ernest W. Soderstrom, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 28, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Pennsylvania Ave., 250' :
W of Baltimore St., 13th District : OF BALTIMORE COUNTY
ERNEST W. SODERSTROM, et ux, : Case No. 81-184-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature] Peter Max Zimmerman
Deputy People's Counsel
[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of March, 1981, a copy of the foregoing Order was mailed to Harry Goldman, Jr., Esquire, 1123 Munsey Building, Baltimore, Maryland 21202; and Lee Stuart Thomson, Esquire, 102 W. Pennsylvania Avenue, Suite 200, Towson, Maryland 21204, Attorneys for Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY
ZONING COMMISSIONER
WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1981

Harry Goldman, Jr., Esquire
1123 Munsey Building
Baltimore, Maryland 21202

RE: Petition for Variance
N/S Pennsylvania Avenue 250'
W. of Baltimore Street
Ernest W. Soderstrom, et al
Case No. 81-184-A

This is to advise you that \$32.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-184-A Item 149
SUBJECT: Petition No. 81-184-A Item 149

Petition for Variance for side yard setbacks
North side of Pennsylvania Avenue, 250 feet West of Baltimore Street
Petitioner- Ernest W. Soderstrom, et ux

Thirteenth District

HEARING: Tuesday, April 28, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ob

81-184-A

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

1981

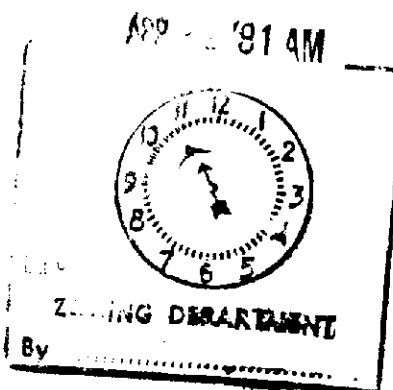
THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance - Pennsylvania Ave

was inserted in the following:

- ☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for One successive weeks before
the 16 day of April, 1981, that is to say,
the same was inserted in the issues of April 6, 1981

COLUMBIA PUBLISHING CORP.

By *William E. Hammond*

March 16, 1981

Harry Goldman, Jr., Esquire
1123 Munsey Building
Baltimore, Maryland 21202

NOTICE OF HEARING

RE: Petition for Variance - N/S Pennsylvania Avenue, 250'
W of Baltimore Street - Ernest W. Soderstrom, et ux
Case No. 81-184-A

TIME: 9:30 A.M.

DATE: Tuesday, April 28, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

cc: Lee Stuart Thomson, Esquire
182 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

William E. Hammond
Zoning Commissioner of
BALTIMORE COUNTY

May 13, 1981

Harry Goldman, Jr., Esquire
1123 Munsey Building
Baltimore, Maryland 21202

and

Lee Stuart Thomson, Esquire
102 West Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

RE: Petition for Variance
N/S of Pennsylvania Avenue, 250' W
of Baltimore Street - 13th Election
District
Ernest W. Soderstrom, et ux -
Petitioners
NO. 81-184-A (Item No. 149)

Gentlemen:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Harry Goldman, Jr., Esquire
1123 Munsey Building
Baltimore, Maryland 21202

Lee Stuart Thomson, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day
of February, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Ernest W. Soderstrom, et ux

Petitioner's Attorney: Goldman/Thomson

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 7 day of Feb, 1981.
Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: Ernest W. Soderstrom Submitted by: Soderstrom

Petitioner's Attorney: Goldman/Thomson Reviewed by: OT

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

vs.

CERTIFICATE OF PUBLICATION OF

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DOT</u>			Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No							
Previous case:			Map # <u> </u>							

PETITION FOR VARIANCE
13th ELECTION DISTRICT
ZONING: Petition for Variance for
side yard setbacks
LOCATION: North side of Penn-
sylvania Avenue, 250 feet West of
Baltimore Street
DATE & TIME: Tuesday, April 28,
1981 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Variance to permit
side yard setbacks of 7 feet in lieu
of the required 10 feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 18B.2.C.1 - side yard
setbacks
All that parcel of land in the
Thirteenth District of Baltimore
County
Beginning at a point on the north
side of Pennsylvania Avenue ap-
proximately 250' west of Baltimore
Street and known as lots 46 and 47
of Rosemont and recorded among
the land records of Baltimore County
in Plat Book 8 Folio 55.
Being the property of Ernest W.
Soderstrom, et ux, as shown on plat
plan filed with the Zoning Depart-
ment.
Hearing Date: Tuesday, April 28,
1981 at 9:30 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Apr. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time successive weeks before the 28th
day of April, 1981, the five publication
appearing on the 2nd day of April
1981.

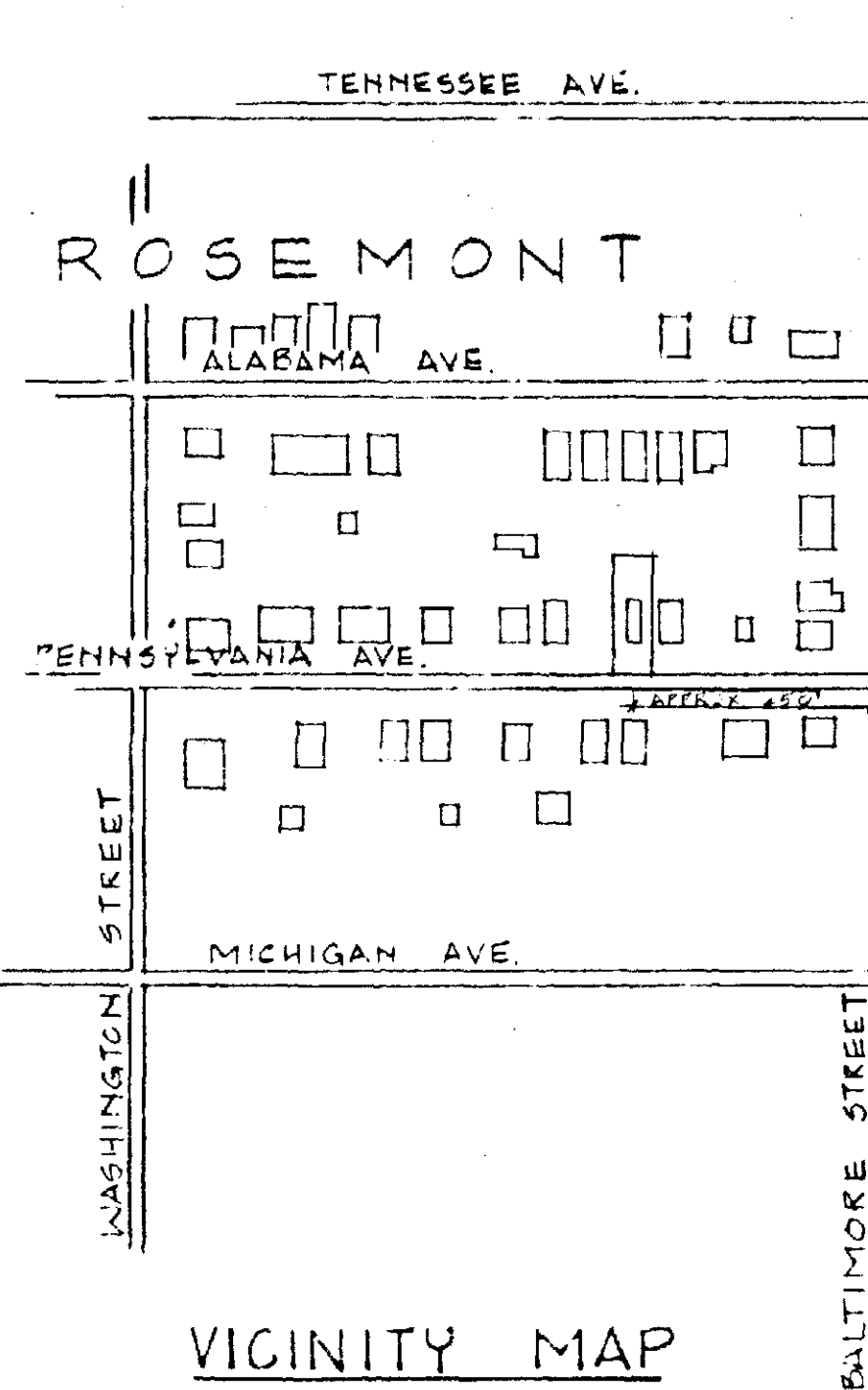
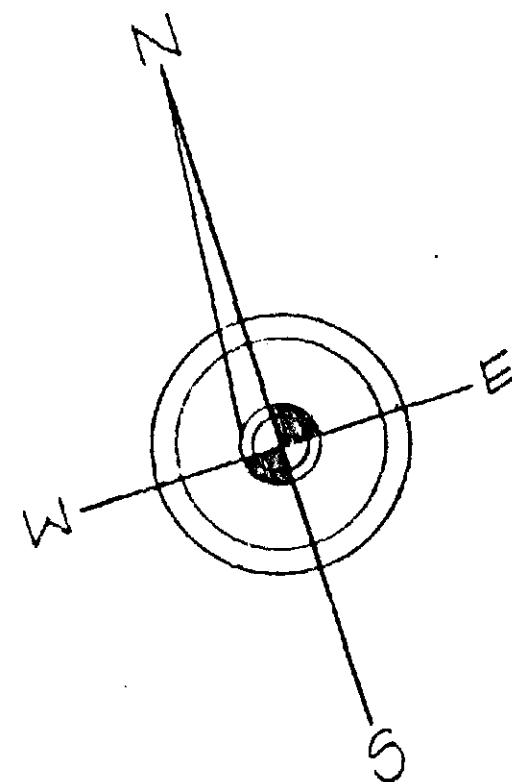
THE JEFFERSONIAN,

Robert B. Smith
Manager
Cost of Advertisement, \$ 17.00

BALTIMORE COUNTY, MARYLAND		No. 097289
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE <u>May 20, 1981</u>	ACCOUNT <u>01-662</u>	
AMOUNT <u>25.00</u>		
RECEIVED FROM <u>Ernest Soderstrom</u>		
FOR <u>Posting of Advertising of case 81-184-A</u>		
VALIDATION OR SIGNATURE OF CASHIER		
BALTIMORE COUNTY, MARYLAND		No. 097285
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE <u>March 16, 1981</u>	ACCOUNT <u>01-662</u>	
AMOUNT <u>\$25.00</u>		
RECEIVED FROM <u>Harry Goldman, Jr., Esquire</u>		
FOR <u>Filing Fee for Case No. 81-184-A</u>		
VALIDATION OR SIGNATURE OF CASHIER		

CERTIFICATE OF POSTING 81-184-A
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

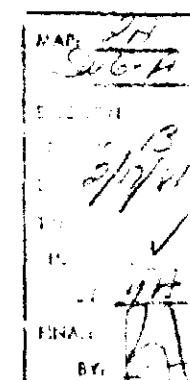
District 13th Date of Posting April 13, 1981
Posted for: Variance
Petitioner: Ernest Soderstrom, et ux
Location of property: N/S Pennsylvania Avenue 250' W of Baltimore Street
Location of Signs: N/S of Pennsylvania Avenue approx 250' W of Baltimore Street
Remarks:
Posted by: Stephen J. Anta Date of return: April 24, 1981
Number of Signs: 1



NOTES:

1. ZONING CLASSIFICATION - D.R. 5.5
2. ELECTION DISTRICT NO 13
3. EXISTING & ULTIMATE ROAD RIGHT-OF-WAY FROM PROPERTY LINE TO PROPERTY LINE APPROX. 50 FEET.
4. ALL UTILITIES ARE AVAILABLE AT SITE (GAS, ELECTRIC, SEWER, WATER)

PENNSYLVANIA AVE.
(MACADAM ROAD SURFACE)



SITE PLAN

